

## PART XI

### LEASE TERMINATIONS

1. Tenant shall give MPHA advance written notice when the Head or Co-head of Household may be absent from the unit for more than 30 consecutive calendar days. MPHA will not authorize an absence of the Head or Co-head of Household for more than 90 days per 12-month period. If the Head or Co-head of Household is absent for more than 90 days per 12-month period, MPHA may terminate the lease. MPHA may terminate the lease when the Head or Co-head of Household is absent for more than 30 days without giving MPHA advance written notice. The Household must vacate the unit if the Head of Household is absent longer than 90 days.
2. The tenant may terminate the lease by providing MPHA with at least thirty-days written notice as defined in the lease agreement.
3. MPHA may terminate the lease for non-payment of Rent or other good cause. Reasons for a lease termination may include but are not limited to: failure to pay charges on the monthly Rent statement; serious or repeated interference with the rights of other tenants or neighbors; serious or repeated damage to the leased premises; the creation of physical or health hazards; serious or repeated violations of the terms of the lease; MPHA determines that the tenant has gained admission or remained in occupancy because of the tenant's misrepresentation of income, assets, family composition, or information related to applicant screening criteria, including but not limited to applicant's misrepresentation of the need for or intent to participate in a Special Housing Program, any activity that threatens the health, safety or right to peaceful enjoyment of the premises by other tenants, neighbors or public housing employees; the Tenant Family being Over Income for 24 consecutive months; or drug related criminal activity on or off the premises engaged in by a tenant, a member of the tenant's household, a guest or another person under the tenant's control or any other criminal activity on or off premises.
4. If MPHA terminates the lease, MPHA will give written notice as follows:
  - A. At least 14 days prior to termination for the non-payment of rent. (see Rent Collection Policy).
  - B. A reasonable time:
    - 1) depending on the seriousness of the situation;
    - 2) when a threat or act against the health or safety of other tenants, guests, neighbors or MPHA's employees or vendors or others exist or when the tenant violates the safety of the premises, or in the case of any drug related criminal or criminal activity; or
    - 3) for any lease violation for which the tenant is not entitled to the grievance procedure.
  - C. Thirty calendar days prior to termination in all other cases.
5. Notice of termination to a tenant shall inform the tenant of: a) the reasons for the termination, b) whether the tenant has the opportunity to request the grievance procedure; and c) the tenant's right to examine documents relevant to the termination.